

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALHAMBRA

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALHAMBRA

Reporting Period 01/01/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
536-538 Howard	5+	Owner	0	8	0	0	8	0	Redevelopm ent Agency or Successor Agency Funds, Housing Investment Partnership Program, Community Developmen t Block Grant	8	Deed restricted with recorded CC&R's. This project was to be indicated in the 2008-2013 HE cycle.
					3	29					

(9) Total of Moderate and Above Moderate from Table A3						
(10) Total by Income Table A/A3	0	8	3	29		
(11) Total Extremely Low-Income Units*	0					

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALHAMBRA

Reporting Period 01/01/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	1	2	2	5	Program 1 Single-Family Rehabilitation: Residential Rehabilitation Program us
(2) Preservation of Units At-Risk	0	0	0	0	N/A
(3) Acquisition of Units	0	0	1	1	Program 5 First Time Homeowner Program (FTHB): FTHB Program provides
(5) Total Units by Income	1	2	3	6	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALHAMBRA

Reporting Period 01/01/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	3	0	0	0	0	3	0
No. of Units Permitted for Above Moderate	4	4	21	0	0	29	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALHAMBRA

Reporting Period 01/01/2014 - 12/31/2014

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	380	0	0	0	0	0	0	0	0	0	0	380
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	224	0	8	0	0	0	0	0	0	0	8	216
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		246	1	3	0	0	0	0	0	0	0	4	242
Above Moderate		642	174	29	0	0	0	0	0	0	-	203	439
Total RHNA by COG. Enter allocation number:		1492	175	40	0	0	0	0	0	0	0	215	1277
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALHAMBRA

Reporting Period 01/01/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1 Single-Family Rehabilitation	Provide 3 Minor Rehabilitation Deferred Loans utilizing CDBG funds, where the total costs of improvements and "soft costs" associated with the rehabilitation is less than \$50,000. Provide 3 Major Rehabilitation Deferred Loans utilizing HOME Funds, where the total costs of improvements and "soft costs" associated with the rehabilitation exceeds \$10,000. Annually to assist 6 households in total, for an approximate total of 48 households during the 2013-2021 HE planning cycle. The Jurisdiction will continue to allocate CDBG & HOME funds for this program and to permit funding from this program to promote energy efficiency improvements. The Jurisdiction will continue to advertise and promote the Single-Family Rehabilitation Programs.	2013-2014	Between 2013 and 2014, 11 households were assisted under the Single-Family Rehabilitation Program utilizing CDBG & HOME funds. This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Program 2 Rental Rehabilitation Programs	Pursue rental rehabilitation projects that include reconfiguration of smaller into larger units suitable for large families. Ensure energy efficiency improvements are included in rental projects.	2013-2014	This program has been incorporated into the general housing rehabilitation program described in Program 1, and is not included in the 2013-2021 Housing Element as a separate housing program.
Program 3 Code Enforcement	Continue to implement the Code Enforcement program to bring substandard housing units into compliance with City building and property maintenance codes.	2013-2021	As part of their code correction efforts, Code Enforcement staff connects eligible households to the City's Housing Rehabilitation Program for assistance. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 4 Preservation of At-Risk Rental Housing	Annually monitor the status of the 179 affordable housing units that are at risk of converting to market-rate. When any property owners indicate plans to convert to market rate, the City will contact qualified entities to explore transfer of ownership options and ensure that tenants receive proper notification. Monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary. Continue to pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the City.	2013-2021	The City continues to work with property owners and pursue partnership opportunities with nonprofits to preserve and expand affordable housing. The City continues to monitor this program. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 5 First-Time Homebuyer Program (FTHB)	Provide homeownership down payment assistance to income qualified households annually for a total of 11 households during the planning period. The Program offers up to \$75,000 in down payment assistance. Continue to evaluate market conditions and determine the affordability gap for FTHB's, and adjust the down payment assistance accordingly. This program also includes a second component related to the acquisition, rehabilitation and/or new construction housing for income qualified households, including those already participating in the City's FTHB down payment assistance program.	2013-2021	Between 2013 and 2014 3 households were assisted through the City's FTHB Program using HOME Funds. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 6 Affordable Housing Development	The City will continue to provide financial	2013-2021	This program continues to be appropriate and is included in the 2013-2021

	<p>incentives to private developers to increase the supply of affordable housing. As funding permits, assist in the development of at least one new residential development that accommodates large families.</p>		Housing Element.
Program 7 Section 8 Housing Choice Voucher Program	<p>Support the Housing Authority's of Los Angeles County efforts to maintain the number of Housing Choice Vouchers, and direct eligible households to the program. Coordinate with the Housing Authority of the County of Los Angeles to promote the use of vouchers to extremely low-income households. Annually provide information and referrals to landlords regarding participation in the Housing Choice Voucher Program. Provide information on the Housing Choice Voucher Program at the City's annual fair housing training facilitated by the Housing Rights Center.</p>	2013-2021	<p>Alhambra residents continue to receive Section 8 Housing Choice Vouchers. This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
Program 8 Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	<p>The City will continue to provide appropriate land use designations and a density incentive to consolidate lots in the R-3 zone. Facilitate the assembly and recycling of underutilized properties in the R-3 zone for new affordable housing construction. Provide processing assistance to projects initiating a lot consolidation. As funding permits, acquire available properties on the market that are appropriate for affordable housing development. Maintain an inventory of suitable sites for residential development.</p>	2013-2021	<p>The City continues to maintain land use policies that provide adequate capacity for the City's Regional Housing Needs Allocation. Through specific plans and development incentives in the downtown area, the City continues to facilitate residential and mixed-use development throughout the City. This program continues to be appropriate and is included in the 2013-2021 Housing Element.</p>
Program 9 Residential Development in Central Business District (CBD)	<p>Continue to facilitate the construction of residences in the CBD zone. Annually evaluate development activity in the CBD to gauge development interest, inquiries, and progress towards mixed-use development.</p>	2013-2021	<p>The City continues to waive new construction tax and public art fees for affordable housing projects. However, due to the dissolution of redevelopment in California along with the diminished housing funds from the State and Federal levels, this has resulted in no affordable housing projects proposed in the City.</p> <p>The City will continue to pursue affordable housing opportunities in the CBD zone, but without redevelopment funds, the City is not likely to offer significant financial incentives for affordable housing. This program is modified and</p>

			included in the 2013-2021 Housing Element.
Program 10 Residential Development in Valley Boulevard Specific Plan	Pursue residential and commercial development, continue to provide flexible development standards within the Valley Boulevard Corridor Specific Plan area for new affordable housing construction.	2013-2021	Due to the dissolution of redevelopment in California and the diminished housing funds from the State and Federal levels, no affordable housing projects have been proposed. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 11 Second Units	Sections 23.16.020, 23.18.020 and 23.20.020 in the Zoning Ordinance has been modified to reflect adopted City policy regarding second units. The City will continue to encourage the development of second units as a source of affordable housing.	2013-2021	In 2011, the City amended its Zoning Ordinance to specifically list second units as a permitted use in the R-1, R-2, and R-3 zones. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 12 Flexible Development Standards	The City will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the R-3 zone.	2013-2021	The City continues to offer flexible development standards to facilitate residential development. This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 13 Density Bonuses	The City will continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development.	2013-2021	This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 14 Extremely Low-Income and Special Needs Housing	The Zoning Ordinance to facilitate housing opportunities for extremely low-income persons by establishing definitions, performance standards, and citing regulations for transitional and supportive housing development and single-room occupancy (SRO) developments has been amended. The Zoning Ordinance to include emergency shelters as a permitted use.	2013-2021	The City of Alhambra amended its Zoning Ordinance in 2011 to permit the development of emergency shelters in the Valley Boulevard Corridor Specific Plan (VSP) and Industrial Planned Development (IPD) zones. Emergency shelters are now permitted in the VSP zone within the area bounded by Vega Street to the west and New Avenue to the east. Within the IPD zone, emergency shelters are permitted in the area bounded by Orange Street to the north, and Mission Road.
Program 15 Variety of Housing Types	The Zoning Ordinance has been amended to accurately reflect the residential uses that are permitted and conditionally permitted in all zones.	2013-2021	This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 16 Water and Sewer Service Providers	The Alhambra Housing Element was delivered, within 30 days of adoption, to all providers of sewer and water services	2013-2021	This is a State-mandated requirement as part of adopting the Housing Element. It is not a housing program. This is not a housing program in itself and is removed from the 2013-2021 Housing Element as housing program.

	within the City.		
Program 17 Fair Housing Program	The City will continue to assist Alhambra residents by referring their fair housing complaints to the Housing Rights Center, a fair housing agency. The City will continue to support the weekly fair housing walk-in clinic at the Alhambra Public Library, as well as two workshops per year. The City will continue to comply with all State and Federal housing requirements when implementing housing programs or delivering housing-related services. The City will implement actions identified in the Analysis of Impediments to Fair Housing yearly.	2013-2021	The City continues to allocate a portion of its CDBG funds, as required, to fair housing services to Alhambra residents by contracting with a fair housing agency. This program continues to be appropriated and is included in the 2013-2021 Housing Element.
Program 18 Reasonable Accommodations	The City created a process for making requests for reasonable accommodations by providing residents information on reasonable accommodation procedures.	2013-2021	The City amended its Zoning Ordinance and established a formal Reasonable Accommodations procedure. This program has been completed and is not included in the 2013-2021 Housing Element.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction ALHAMBRA

Reporting Period 01/01/2014 - 12/31/2014

General Comments:

The City would like to offer as general comments the follow information, as the system will not allow us to make changes to Tables A2 Annual Building Activity Report Summary, A3 Annual Building Activity Report Summary for Above Moderate and Table B RHNA Allocation Progress for previous years starting from 2010 through 2012.

Table A2 ¿ 2010

Activity Type, Affordability by Household Incomes

Extremely Low-Income Very-Low Income Low Income Total Units

Rehabilitation 1 1 2

Table A3

No. of Units Permitted for Moderate 7

Table B

RHNA Allocation Progress

Income Level

Very Low Deed Restricted 1

Low Deed Restricted 1

Moderate Deed Restricted 7 Total of 9 for 2010

Table A2 ¿ 2011

Activity Type, Affordability by Household Incomes

Extremely Low-Income Very-Low Income Low Income Total Units

Rehabilitation 2 7 9

Table A3

No. of Units Permitted for Moderate 5

Table B

RHNA Allocation Progress

Income Level

Very Low Deed Restricted 2

Low Deed Restricted 7

Moderate Deed Restricted 5 Total of 14 for 2011

Table A2 ¿ 2012

Activity Type, Affordability by Household Incomes

	Extremely Low-Income	Very-Low Income	Low Income	Total Units
--	----------------------	-----------------	------------	-------------

Rehabilitation	3	2	5	
----------------	---	---	---	--

Table A3

No. of Units Permitted for Moderate 2

Table B

RHNA Allocation Progress

Income Level

Very Low Deed Restricted 3

Low Deed Restricted 2

Moderate Deed Restricted 2 Total of 7 for 2012

Report 2013 was submitted last year with the correct information.